



Department of Health
Brooklyn Park Health Center
300 Hammonds Lane
Baltimore, Maryland 21225
Phone: 410-222-0056 Fax: 410-222-6076
Maryland Relay (TTY): 1-800-735-2258
www.aahealth.org

Billie Penley, M.B.A.
Acting Health Officer

NOTICE OF VIOLATION

Certified Mail: 7018 2290 0002 0880 7329
1st Class
And Posting

March 29, 2019

Laurel Racing Association Limited Partnership
C/O The Corporation Trust, Incorporated; Resident Agent
2405 York Road, Suite 201
Lutherville Timonium, MD 21093-2264

RE: Anne Arundel County Property Maintenance Code Violation
Violation Address: 3600 Laurel Ft Meade Road Laurel MD 20707
Tax Account No.4000-0359-3300

I. After the Anne Arundel County Department of Health's investigation on March 27, 2019 the Health Officer of Anne Arundel County has determined that the above-referenced premises is in violation of Article 15, Title 4 of the Anne Arundel County Code and the 2003 International Property Maintenance Code, adopted as the County's Property Maintenance Code pursuant to ANNE ARUNDEL CNTY., MD., Code § 15-4-201. Specifically, conditions on the above-referenced property violate the following section(s):

- 304.13 Window, Skylight and Doorframes**
- 304.14 Insect Screens**
- 305.1 General**
- 305.3 Interior surfaces**
- 305.8 Smoke Alarms**
- 402.1 Habitable Spaces (Ventilation)**
- 403.1 Habitable Spaces (Light)**
- 403.3 Cooking facilities**
- 602.3 Heat Supply**
- 605.1 Installation**

See attached code reference document.

- There is no electric outlet cover on the wall in Dorm E, Unit 11
- There are holes in the ceiling of Dorm H, Unit 20
- The Heaters are non-functional in the following locations:
 - Dorm C, Units: 6, 10
 - Dorm D, Units: 1, 2, 4, 7, 8, 9, 11, 12
 - Dorm E, Units: 12, 15, 16, 18, 32
 - Dorm F, Units: 3, 5, 10, 11, 13, 14, 15, 22, 26, 27, 28, 29, 32
 - Dorm G, Units: 1, 3, 18
 - Dorm H, Units: 5, 6, 9, 12, 20
- There are non-functional smoke alarms at the following locations:
 - Dorm C, Units: 12, 13
 - Dorm D, Units: 2
 - Dorm E, Units: 2,
 - Dorm F, Units: 1, 5, 18, 23, 25
 - Dorm G, Units: 1, 3, 5, 18
 - Dorm H, Units: 2, 6, 10, 14
 - Dorm I, Units: 6
- There is cooking equipment at the following locations:
 - Dorm H, Unit 20
 - Dorm H, Unit 12
 - Dorm C, Unit 11
 - Dorm F, Unit 30
- There are windows with cracks at the following locations:
 - Dorm C, Unit 2
 - Dorm I, Unit 1-6
- There are unsanitary conditions in Dorm E, Unit 9.
- The ceiling is damaged in Dorm H, Unit 5.
- The electric outlet does not function in Bathroom D of Barn 17
- The electric outlet does not function in Dorm F, Unit 22.
- There are cracks/damage along front ceiling in Dorm H, Unit 7.
- There are missing window insect screens throughout the property.

The electric outlets in Unit 11 Dorm E, Bathroom D of Barn 17, Unit 22 of Dorm F, must be covered or replaced and repaired to operable condition. The holes in the ceiling in Unit 20 of Dorm H must be repaired. The broken heaters in the Units must be repaired or replaced. All Units must be supplied with fully operable smoke alarms. The cooking equipment, including slow cookers and toasters must be removed. The deteriorating ceiling in Unit 7 of Dorm H and Unit 5 of Dorm H must be repaired. Unit 9 of Dorm E must be cleaned and kept in clean and sanitary condition. All windows must be supplied with approved insect screens of not less than 16 mesh per square inch.

- The total glazed area for the windows in Dorms C-H is less than 8 percent of the floor area of the room. The openable area of the window is less than 45 percent of the minimum glazed area.

Every habitable space must have at least one window of approved size facing

directly to the outdoors or to a court. The minimum total glazed area for every habitable space must be 8 percent of the floor area of such room and 45 percent openable.

Note: An application for modification to the code may be submitted for consideration by the Health Officer for these violations.

The violation(s) must be corrected within 30 days after receipt or posting of this notice. A representative of the Department will re-inspect the property after expiration of this period.

- II.
 - A. If you fail to take the above corrective measures within 30 days of receipt or posting of this notice, you also may be subject to legal action, including the issuance of civil citations, carrying fines of \$125 for the first violation, \$500 for the second violation, and \$1000 for the third or any subsequent violation. Citations can be issued for each day the violation continues to exist.
 - B. If a licensed multiple dwelling exists at the subject property and the above stated violations have not been corrected, the operating license may be suspended by the licensing section of the Department of Inspections and Permits pursuant to ANNE ARUNDEL CNTY., MD., Code § 11-10-111. If the multiple dwelling does not comply with the requirements of this notice after an initial inspection and one subsequent inspection, the Health Officer may charge a fee of \$80 for each subsequent re-inspection pursuant to ANNE ARUNDEL CNTY., MD., Code § 11-10-105(b).
 - C. Repairs, additions, or alterations to a structure, or changes of occupancy shall be done in accordance with the procedures and provisions of the Anne Arundel County Building Code and may require a permit. For more information contact the Permit Application Center at (410) 222-7700.
 - D. Recordation. The Health Officer may record this NOTICE OF VIOLATION among the Land Records of Anne Arundel County pursuant to ANNE ARUNDEL CNTY., MD., Code § 15-5-105(c).

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- E. Notification Requirements. The owner of the property is required to provide a copy of this NOTICE to any prospective purchaser or lessee, and if the property is located in the Chesapeake Bay Critical Area, to comply with Md. Code Ann. Real Property, § 14-117.



Fonlon Wirba Etienne
Environmental Health Specialist
410-222-8064

cc Laurel Racing Association

C/O Erin McElwee

P.O.BOX 130

Laurel MD 20725

Code Reference Document:

304.13 Windows, Skylight and Doorframes

Pursuant to Section 304.13, "Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight."

304.14 Insect screens

Pursuant to section 304.14 "Every door, window and other outside opening required for ventilation of habitable rooms, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition."

Section 305.1 General

Pursuant to section 305.1 "The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory or two or more dwelling units shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property."

Section 305.3 Interior surfaces

Pursuant to section 305.3 "All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected."

Section 305.8 Smoke Alarms

Pursuant to section 305.8 "Smoke alarms shall be installed and maintained: Outside each separate sleeping area in the immediate vicinity of the bedrooms and in each room used for sleeping purposes; and on each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics.

Section 402.1 Habitable spaces.

Pursuant to section 402.1, "Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room."

Section 403.1 Habitable spaces.

Pursuant to section 403.1, "Every habitable space shall have at least one operable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1."

Section 403.3 Cooking facilities.

Pursuant to section 403.3, "Cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in a rooming unit or dormitory unit."

Section 602.3 Heat supply

Pursuant to section 602.3, "Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming units, dormitories or guestrooms on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 65°F (18°C) in all habitable rooms, bathrooms, and toilet rooms."

Section 605.1 Installation

Pursuant to section 605.1 "All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner."